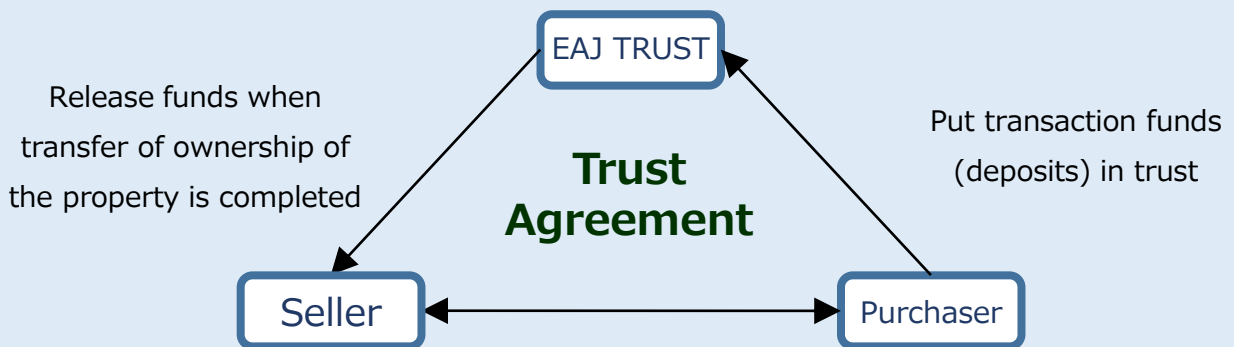


<For investors in Japanese real estate>

Escrow Agent Japan Trust, Inc. (EAJ TRUST) provides escrow services and real estate transactions trust account services.

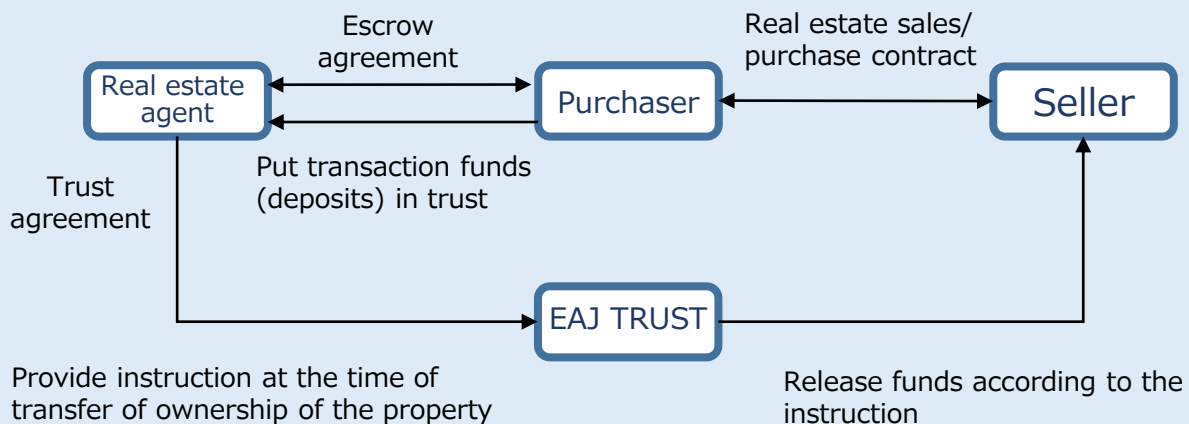
Escrow services



Through escrow services, the purchaser entrusts a EAJ TRUST with real estate transaction funds (deposits), and the seller and the purchaser jointly request release of the funds upon transfer of ownership of the property from the seller to the purchaser is completed.

The trust agreement is entered into between the seller, the purchaser and the EAJ TRUST .

Real Estate Transactions Trust Account Services



The services we provide are basically of the same nature as escrow services. However, through our real estate transactions trust account services, both sellers and purchasers can use our services without going through the complicated trust agreement process once a contract is entered into between a real estate agent and a EAJ TRUST .

Furthermore, even if a sale and purchase of property has not been finalized, investment funds can be pooled in a trust account.

—Why a seller and a purchaser do not need to enter into a trust agreement?

A trust agreement is an agreement concerning the money deposited by a purchaser with a real estate agent, to be entered into between the real estate agent as a trustor, a purchaser as a beneficiary, and EAJ TRUST as a trustee. Therefore, the beneficiary is only specified by the trustor and does not become a party to the agreement.

By using a Japanese real estate agent with whom we have entered into a trust agreement, you can use our 「real estate transactions trust account services」 which provide support for safe, secure and smooth real estate transactions.

Advantages of using our services

1. You can settle your transaction without having an account in Japan.

Our services are based on the scheme that uses a trust account. Therefore, there is no need to open an account in Japan.

2. The settlement process will be completed smoothly on the settlement day.

Upon pooling your funds in a trust account in advance, the transfer of funds on the settlement day will be completed smoothly.

3. Your important funds are securely preserved.

Even if a trustor or trustee goes bankrupt, your transaction funds put in trust will not be affected and will be securely preserved due to bankruptcy remoteness of the trust.

Inquiries

For any inquiries concerning our services, please contact the following address. Please note that it may take some time to reply to your inquiry depending on the nature of the inquiry.

Thank you in advance for your patience and understanding.

Escrow Agent Japan Trust, Inc.

Mail:info_trust@ejt.co.jp